

Before the Board of Zoning Adjustment, D. C.

Application No. 11663, of William Doolan, pursuant to Section 8207.2 of the Zoning Regulations to establish a parking lot at 1211 13th Street, N. W., Lot 804, Square 281.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The subject lot is vacant and is located in a SP Zone. The lot was improved with six (6) unit apartment building but has been demolished.

2. Mr. Doolan, applicant-owner, testified that he intends to use lot 804 as a parking lot in conjunction with the three adjoining lots (8, 45 and 805) which are operating as parking lots.

3. Mr. Eugene Baldi owns the three (3) adjoining lots 8, 45 and 805 and has a valid certificate of occupancy to operate a parking lot.

4. The subject lot 804 will be leased to Mr. Wilson who will maintain and supervise the lot.

5. A field survey made by the Zoning Activities Unit on June 13, 1974, revealed that lot 804 was paved and presently operating as a commercial parking lot without a valid permit.

6. The Department of Highways & Traffic offered no objection to the granting of this application. However, they do object to the use of the alley as only means of egress and ingress. The proposed parking lot and the parking lot adjacent to the subject property uses the alley as the only means of ingress and egress.

The Department of Highways and Traffic recommended that the applicant be required to construct a suitable driveway on 13th Street to service the parking lot.

7. No opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be adversely affected.

ORDERED:

That the above application be GRANTED for two (2) years subject to the following conditions:

a. That a driveway be constructed along 13th Street and that the plans for the driveway be submitted to the Department of Highways & Traffic for their approval.

b. Permit shall issue for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping plans must be approved by the Department of Highways & Traffic.

h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or

structure is otherwise permitted in the zoning district in which the parking lot is located.


i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE: 4-1 (Lilla Burt Cummings, Esq., dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: 7/30/74

THAT THE ORDER OF THE D. C. BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.